

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	105 Nordham Dr.	Date:	September 9, 2015
Perm. Parcel No:	811-35-057	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	William S. George	Maximum Occupancy:	6 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition. Install new, vinyl siding where it is damaged, melted and torn and splattered on driveway side.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Front, side and back steps.
3. All exterior receptacles must be GFCI protected and weather-proof.
4. Trim all trees, bushes and/or shrubbery on the property, especially off house and roof.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace 3 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
2. Remove and replace selected areas of broken or deteriorated asphalt drive as directed. Cut out 2' section of public sidewalk and install asphalt header.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
105 Nordham Dr.
William S. George
September 9, 2015

GENERAL ELECTRICAL ITEMS:

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
2. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
3. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets, check throughout.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under kitchen sink.
3. Install correct no-hub bank on drain for shower and correct the drain for shower –
Permit Required

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. Scrape and paint the basement walls with block-filler paint.
4. Repair damaged floor joist under shower in basement.

KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
2. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
3. Clean, repair and disinfect the kitchen cabinets.

BATH ITEMS:

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
2. Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting in throughout and disinfect the floor surfaces.
4. Install a new smoke detector on the first floor level and in each bedroom.
5. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**